

101.0

0004

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

796,200 / 796,200

USE VALUE:

796,200 / 796,200

ASSESSED:

796,200 / 796,200


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
22		TOMAHAWK RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: BUI MICHAEL D & CATHERINE H	
Owner 2: TRS/ BUI 2019 FUNDING TRUST	
Owner 3:	

Street 1: 22 TOMAHAWK RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: BUI MICHAEL D &amp; CATHERINE H -

Owner 2: -

Street 1: 22 TOMAHAWK ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 12,331 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1959, having primarily Wood Shingle Exterior and 2143 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12331		Sq. Ft.	Site		0	70.	0.64	4									552,955						553,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	12331.000	243,200		553,000	796,200		65093
							GIS Ref
							GIS Ref
							Insp Date
							10/04/16

 Total Card / Total Parcel  
 796,200 / 796,200  
 796,200 / 796,200  
 796,200 / 796,200

!8086!

**USER DEFINED**

Prior Id # 1:	65093
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	22:40:24
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	243,200	0	12,331.	553,000	796,200	796,200	Year End Roll	12/18/2019
2019	101	FV	203,300	0	12,331.	553,000	756,300	756,300	Year End Roll	1/3/2019
2018	101	FV	203,300	0	12,331.	474,000	677,300	677,300	Year End Roll	12/20/2017
2017	101	FV	203,300	0	12,331.	442,400	645,700	645,700	Year End Roll	1/3/2017
2016	101	FV	203,300	0	12,331.	379,200	582,500	582,500	Year End	1/4/2016
2015	101	FV	202,300	0	12,331.	339,700	542,000	542,000	Year End Roll	12/11/2014
2014	101	FV	202,300	0	12,331.	314,400	516,700	516,700	Year End Roll	12/16/2013
2013	101	FV	202,300	0	12,331.	299,800	502,100	502,100		12/13/2012

Parcel ID

101.0-0004-0001.0

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BUI MICHAEL D &	73007-54	1	7/29/2019	Convenience		1	No	No	
SPERO MARY A/T	68426-236		11/17/2016		715,480	No	No		
	19867-553		6/1/1989			1	No	No	MARYANNE SPERO D.O.D. 6/4/2015 BK 66292 PG 44

**TAX DISTRICT****PAT ACCT.****BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name
3/6/2017	SQ Returned	MM	Mary M
1/24/2017	Sales Review	PT	Paul T
10/4/2016	Meas/Inspect	DGM	D Mann
3/30/2009	Meas/Inspect	163	PATRIOT
10/21/1999	Meas/Inspect	256	PATRIOT
12/1/1981		MS	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																
Type: 19 - Ranch				Full Bath: 1	Rating: Average			A Bath:	Rating:																			
Sty Ht: 1 - 1 Story				3/4 Bath: 1	Rating: Fair																							
(Liv) Units: 1	Total: 1			A 3QBth:	Rating:																							
Foundation: 1 - Concrete				1/2 Bath: 1	Rating: Average																							
Frame: 1 - Wood				A HBth:	Rating:																							
Prime Wall: 1 - Wood Shingle				OthrFix:	Rating: Average																							
Sec Wall: 8 - Brick Veneer	5%			<b>OTHER FEATURES</b>																								
Roof Struct: 1 - Gable				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1																		
Roof Cover: 1 - Asphalt Shgl				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O																			
Color: WHITE				Fpl: 2	Rating: Average			Other																				
View / Desir:				WSFlue:	Rating:			Upper																				
<b>GENERAL INFORMATION</b>				Lvl 2																								
Grade: C - Average				Lvl 1																								
Year Blt: 1959	Eff Yr Blt:			Lower																								
Alt LUC:	Alt %:			Totals	RMs: 7	BRs: 3	Baths: 1	HB: 1																				
Jurisdct:	Fact: .			<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>																
Const Mod:				Location:																								
Lump Sum Adj:				Total Units:																								
<b>INTERIOR INFORMATION</b>				Floor:																								
Avg Ht/FL: STD				% Own:																								
Prim Int Wall: 2 - Plaster				Name:																								
Sec Int Wall:	%			<b>DEPRECIATION</b>				Exterior:		No Unit	RMS	BRS	FL															
Partition: T - Typical				Phys Cond: AV - Average	31.	%		Interior:		1	7	3																
Prim Floors: 4 - Carpet				Functional:		%		Additions:																				
Sec Floors:	%			Economic:		%		Kitchen:																				
Bsmnt Flr: 5 - Lino/Vinyl				Special:		%		Baths:																				
Subfloor:				Override:		%		Plumbing:																				
Bsmnt Gar: 2				Total:	31	%		Electric:																				
Electric: 3 - Typical				<b>CALC SUMMARY</b>				Heating:																				
Insulation: 2 - Typical				Basic \$ / SQ: 95.00				General:																				
Int vs Ext: S				Size Adj.: 1.35000002				Totals		1	7	3																
Heat Fuel: 1 - Oil				Const Adj.: 0.98147005																								
Heat Type: 3 - Forced H/W				Adj \$ / SQ: 125.874																								
# Heat Sys: 1				Other Features: 103752																								
% Heated: 100				Grade Factor: 1.00																								
Solar HW: NO				NBHD Inf: 1.00000000																								
% Com Wall				NBHD Mod:																								
				LUC Factor: 1.00																								
				Adj Total: 352399																								
				Depreciation: 109244																								
				Deprecated Total: 243155																								
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val:																				
Make:				Juris. Factor:				Before Depr:	125.87																			
Model:				Special Features:	0			Val/Su Net:	71.66																			
				Final Total:	243200			Val/Su SzAd:	173.22																			
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b>				Net Sketched Area: 3,394				Total: 248,646	<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
																	FFL	First Floor	1,404	125.870	176,726	BMT	100	RRM	55			
																	BMT	Basement	1,344	51.260	68,896	PAT						
																	PAT	Patio	616	2.810	1,728	OFFP						
																	OFFP	Open Porch	30	43.180	1,296							
																						</						